107.0	0003	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,280,400 / 1,280,400
					USE VALUE:	1,280,400 / 1,280,400
					ASSESSED:	1,280,400 / 1,280,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		COUNTRY CLUB DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KING MARYANNE & JULIE M
Owner 2:	
Owner 3:	
Street 1:	18 COUNTRY CLUB DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SEAVER PROPERTIES LLC -
Owner 2:	-
Street 1:	215 LEXINGTON STREET
Twn/City:	WOBURN
St/Prov:	MA Cntry:
Postal:	01801

NARRATIVE DESCRIPTION

This parcel contains 13,402 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 3215 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13402.000	704,600	400	575,400	1,280,400
Total Card	0.308	704,600	400	575,400	1,280,400
Total Parcel	0.308	704,600	400	575,400	1,280,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 398.21 | /Parcel: 398.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 68250
GIS Ref
GIS Ref
Insp Date 05/19/15

PREVIOUS ASSESSMENT

Parcel ID 107.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	704,600	400	13,402.	575,400	1,280,400	1,280,400	Year End Roll	12/18/2019
2019	101	FV	517,500	400	13,402.	575,400	1,093,300	1,093,300	Year End Roll	1/3/2019
2018	101	FV	517,500	400	13,402.	493,200	1,011,100	1,011,100	Year End Roll	12/20/2017
2017	101	FV	517,500	400	13,402.	460,400	978,300	978,300	Year End Roll	1/3/2017
2016	101	FV	466,000	400	13,402.	394,600	861,000	861,000	Year End	1/4/2016
2015	101	FV	232,000	400	13,402.	353,500	585,900	585,900	Year End Roll	12/11/2014
2014	101	FV	232,000	400	13,402.	327,200	559,600	559,600	Year End Roll	12/16/2013
2013	101	FV	232,000	400	13,402.	312,000	544,400	544,400		12/13/2012

!8404!

PRINT

Date	Time
12/10/20	22:58:46

LAST REV

Date	Time
11/03/16	08:39:35

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8404

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER PROPERTI	1475-123		7/27/2015		1,284,000	No	No		
CHAPSKI EDWARD	1459-105		9/5/2014	Change>Sale	625,000	No	No		
	892-121		8/1/1977		54,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	764	Manual	6,956					ENTRY DOOR REPLACE
8/29/2014	1087	Addition	220,000		8/29/2014			d floor addition a

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2016	Sales Review	PT	Paul T
4/20/2016	SQ Returned	EMK	Ellen K
5/19/2015	Meas/Inspect	PC	PHIL C
4/2/2015	Inspected	PC	PHIL C
2/20/2009	Meas/Inspect	189	PATRIOT
10/28/1999	Meas/Inspect	243	PATRIOT
7/30/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68250
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13402		Sq. Ft.	Site		0	70.	0.61	4									575,446						575,400	

Total AC/HA: 0.30767 | Total SF/SM: 13402 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 575,446 | Spl Credit | Total: 575,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.96960545
Const Adj.:	0.99989998
Adj $ / SQ:	121.189
Other Features:	137127
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738608
Depreciation:	33976
Depreciated Total:	704632

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10		BRs: 4		Baths: 2					HB 2		

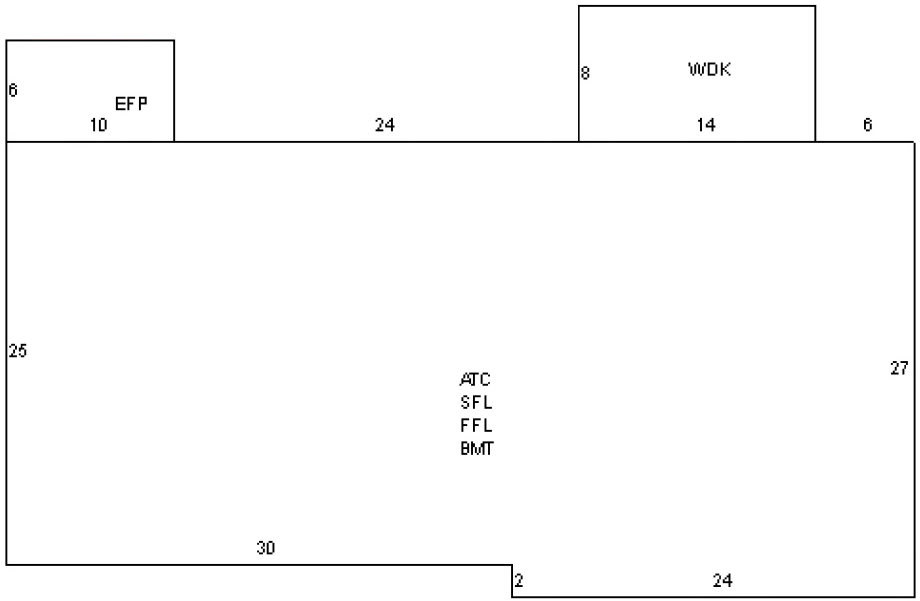
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	146.64
Special Features:	0	Val/Su Net:	145.13
Final Total:	704600	Val/Su SzAd	214.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,398	49.440	69,124
FFL	First Floor	1,398	121.190	169,422
SFL	Second Floor	1,398	121.190	169,422
ATC	Attic	489	121.190	59,298
WDK	Deck	112	14.930	1,672
EFP	Enclos Porch	60	72.590	4,356

Net Sketched Area:	4,855			Total:	473,294
Size Ad	3285.2999	Gross Are	5764	FinArea	3215

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0003-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1960	4.48	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	
				Total:	400